

MINOR VARIANCE

File Number ANPL20 17024 Application Fee \$1172  
 Related File Number \_\_\_\_\_ Conservation Authority Fee \_\_\_\_\_  
 Pre-consultation Meeting On \_\_\_\_\_ OSSD Form Provided \_\_\_\_\_  
 Application Submitted On Jan. 25, 2017 Sign Issued \_\_\_\_\_  
 Complete Application On JAN 31 117

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-33605062808 Block 58  
33605062808 Block 59

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, for relief as described in this application from by-law no. 1-2-2014

A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> BRIAN BUNTING Phone # (519) 718-1405  
 Address 363 IRELAND ROAD Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE, ON N3Y 4K4 E-mail sbunting600@gmail.com

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent MICHAEL HIGGINS Phone # (519) 426-6270  
% G DOUGLAS VALLEE LIMITED  
 Address 2 TALBOT STREET NORTH Fax # (519) 426-6277  
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michael.higgins@gdvallee.ca

Name of Owner <sup>2</sup> BRIAN BUNTING Phone # (519) 718-1405  
 Address 363 IRELAND ROAD Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE, ON N3Y 4K4 E-mail sbunting600@gmail.com

<sup>2</sup> It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent <sup>3</sup>: ☒ Applicant ☒ Agent ☐ Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

NOT KNOWN

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	<u>WARRIOR</u>
Concession Number	<u>9</u>	Lot Number(s)	<u>7 &amp; 8</u>
Registered Plan Number	<u>371757</u>	Lot(s) or Block Number(s)	<u>58 &amp; 59</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>BLOCK 58 51.56m (169.1ft)</u> <u>BLOCK 59 82.18m (269.6ft)</u>	Depth (metres/feet)	<u>BLOCK 58 82.18m (269.6ft)</u> <u>BLOCK 59 84.34m (276.7ft)</u>
Width (metres/feet)	<u>BLOCK 58 51.56m (169.1ft)</u> <u>BLOCK 59 82.18m (269.6ft)</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>BLOCK 58 4237.2m<sup>2</sup> (45,610.35sqft)</u> <u>BLOCK 59 6931.0m<sup>2</sup> (746020sqft)</u>
Municipal Civic Address	<u>NONE ASSIGNED</u>		

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

**C. PURPOSE OF DEVELOPMENT APPLICATION**

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

PROPOSE TO DEVELOP A TOWNHOUSE (CONDOMINIUM  
DEVELOPMENT

Please explain the nature and extent of the amendment requested (assistance is available):

RELIEF OF SECTION 54.2 c) i) FROM 6m TO 3m.

" " " 5.4.2 d) i) FROM 6m TO 3m

" " " 5.4.2 f) i) FROM 2.5m TO 3.2m.

" " " 4.23 c) FROM 3m TO 2m.

" " " 4.4 a) FROM 9 p/s TO 8 p/s

Please explain why it is not possible to comply with the provision of the zoning by-law:

THE VARIANCES ARE REQUIRED TO PERMIT THE

DEVELOPER TO INCREASE THE UNIT DENSITY AND ALLOW  
FOR EFFICIENT USE OF THE LAND

**D. PROPERTY INFORMATION**

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

URBAN RESIDENTIAL TYPE 4 ZONE R-4 (H)

Is there a site specific zone on the subject lands?

NONE

Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

VACANT LAND

If known, the date existing buildings or structures were constructed on the subject lands:

VACANT LAND

If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

ONE STOREY TOWNHOUSE UNITS WITH ATTACHED  
GARAGE

**MINOR VARIANCE**

If known, the date the proposed buildings or structures will be constructed on the subject lands:

2017

Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

☐ Yes ☒ No

If yes, identify and provide details of the building:

The date the subject lands was acquired by the current owner:

2016

Present use of the subject lands:

VACANT LAND

If known, the length of time the existing uses have continued on the subject lands:

NOT KNOWN

Existing use of abutting properties:

RESIDENTIAL AND COMMERCIAL.

**E. PREVIOUS USE OF THE PROPERTY**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☒ Yes ☐ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

## MINOR VARIANCE

Provide the information you used to determine the answers to the above questions:

OWNER

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

☐ Yes ☒ No

## F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act*, R.S.O. 1990, c. P. 13 for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☒ Yes ☐ No ☐ Unknown

If yes, indicate the following information about **each** application:

File number:

28T2007-004 OPN 005/2007 ZN-031/2007

Land it affects:

SUBJECT LAND

Purpose:

PROVIDE FOR A PLAN OF SUBDIVISION FOR RESIDENTIAL AND COMMERCIAL USES

Status/decision:

APPROVED AND PLAN WAS REGISTERED

Effect on the requested amendment:

NONE

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☒ No

## G. PROVINCIAL POLICY

Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

## MINOR VARIANCE

If no, please explain:

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Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

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Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

## H. SERVICING AND ACCESS

Indicate what services are available or proposed:

### Water Supply

- ☒ Municipal piped water
- ☐ Communal wells
- ☐ Individual wells
- ☐ Other (describe below)

### Sewage Treatment

- ☒ Municipal sewers
- ☐ Communal system
- ☐ Septic tank and tile bed
- ☐ Other (describe below)

### Storm Drainage

- ☒ Storm sewers
- ☐ Open ditches
- ☐ Other (describe below)

If other, describe:

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Have you consulted with Public Works & Environmental Services concerning stormwater management?

☒ Yes ☐ No

**MINOR VARIANCE**

Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown

Existing or proposed access to subject lands:

☐ Unopened road ☐ Provincial highway  
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

LAM BOULEVARD Y4 BOULEVARD

**I. OTHER INFORMATION**

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

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## K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

## L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

JAN 25 2017  
\_\_\_\_\_  
Date

## M. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

JAN 25 2017  
\_\_\_\_\_  
Date



## N. DECLARATION

I, JOHN VALLEE of SIMCOE solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

TOWN OF SIMCOE

In NORFOLK COUNTY

This 25 day of JANUARY

A.D., 20 10

[Signature]

A Commissioner, etc.

**MICHAEL JOHN HIGGINS, a Commissioner, etc.,  
Norfolk County, for G. Douglas Vallee Limited.  
Expires June 15, 2018.**

[Signature]  
Owner/Applicant/Agent Signature

## O. OWNER'S AUTHORIZATION ATTACHED

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this development application for a minor variance.

I/We authorize \_\_\_\_\_ to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

### M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

Owner/Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### N. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Prominent Homes am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize G.Douglas Vallee to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner: [Signature] Date: Jan 23/16

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

### O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature: [Signature] Date: \_\_\_\_\_

Agent Signature : [Signature] Date : Jan. 23/17

### P. Declaration

I, Sam Bunting of Prominent Homes

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

CORNER OF LAM BLVD & YU BLVD

Legal Description: TOWNSHIP OF TOWNSEND LOTS 7 & 8 CON 9 BLOCKS  
58 & 59 PLAN37M-57

ASSESSMENT # 331033605062828

Application #:

WATERFORD TOWNHOUSES PROMINENT HOMES

### Urban Residential Type 4 Zone (R4)

Main Building	Zoning	Street Townhouse		UNITS
	REQUIRED	PROPOSED	DEFICIENCY	
5.4.2 a) minimum lot area				
i) interior lot	156.00		N/A	m.sq
ii) corner lot	264.00	12,583.00	N/A	m.sq
iii) detached garage	162.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	6.50		N/A	m
ii) corner lot	11.00	82.2	N/A	m
iii) corner lot accessed by a rear lane	6.50		N/A	m
c) minimum front yard				
i) attached garage	6.00	3.00	3.00	m
ii) detached garage or rear yard parking	1.50		N/A	m
d) minimum exterior side yard				
i) with a 6 metre front yard	6.00	3.00	N/A 3.00	m
ii) with a 1.5 metre front yard	1.50		N/A	m
e) minimum interior side yard	3.00		N/A	m
f) minimum rear yard				
i) attached garage	7.50	3.20	4.30	
ii) detached garage	13.00		N/A	
g) minimum separation between townhouse dwellings	2.00	2.4	N/A	m
h) maximum building height	9.20	9.2	N/A	

Comments

### Accessory Structure

3.2.1 a) building height	5.00		N/A	m
b) minimum front yard	6.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		N/A	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00		N/A	%
ii) usable floor area	55.00		N/A	m.sq

Comments



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
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Legal Description: TOWNSHIP OF TOWNSEND LOTS 7 & 8 CON 9 BLOCKS  
58 & 59 PLAN37M-57

ASSESSMENT # 331033605062828

Application #:

WATERFORD TOWNHOUSES PROMINENT HOMES

### Urban Residential Type 4 Zone (R4)

#### Decks and Porches

	Zoning	Street	Townhouse
3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments

#### Parking

4.1 number of parking spaces	56	84	N/A
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Comments

By-Law Sec. 4.23 ©requires 3 m between units and parking, 2.0 m is shown, therefore 1 m deficient.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent

date

Prepared By:

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

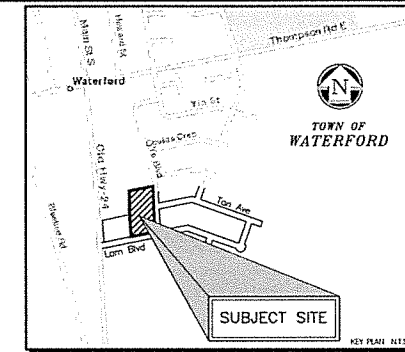
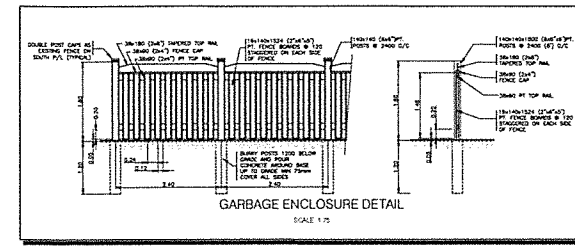
Manager, Building & Bylaw Division

Norfolk County

Signature of Building Inspector

date

BUILDING REQUIREMENTS: URBAN RESIDENTIAL ZONING - TYPE 4 R4(H)		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	195 sq m	12, 583 sq m
MINIMUM LOT FRONTAGE	30m	82.2m
MINIMUM FRONT YARD	6m	3.0m (Minor Variance)
MINIMUM EXTERIOR SIDE YARD	6m	3.0m (Minor Variance)
MINIMUM INTERIOR SIDE YARD	1.2m	11.9m
MINIMUM REAR YARD	7.5m	3.0m (Minor Variance)
MINIMUM SEPARATION BETWEEN BLDGS	2.0m	2.4m
MAXIMUM UNITS PER BUILDING	8	4
PARKING REQUIREMENTS (2sq UNITS)	52	101
1 ACCESSIBLE PARKING TYPE A	1	
ACCESSIBLE PARKING TYPE B	0	
VISITOR PARKING (1sq sq UNITS)	9	8

[illegible]

BLOCKS 58 & 59  
REG PLAN 37M-57

IN  
NORFOLK COUNTY

- ### NOTES:
1. GARBAGE AND RECYCLING COLLECTION IS THE RESPONSIBILITY OF THE CONDOMINIUM CORPORATION. NORFOLK COUNTY WILL NOT BE RESPONSIBLE FOR THE PICK-UP OF THESE ITEMS.
  2. SNOW STORAGE AREAS WILL BE ALONG THE SIDES OF THE INTERNAL ROADWAY.
  3. ALL FIRE HYDRANTS ARE THE PROPERTY OF THE CONDOMINIUM CORPORATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CORPORATION.
  4. ALL WATERMANS TO BE TESTED IN ACCORDANCE WITH NORFOLK COUNTY PROCEDURES AND FEES
  5. ANY IRRIGATION SPRINKLER SYSTEM CONNECTED INDIRECTLY OR DIRECTLY TO MUNICIPAL WATER SYSTEM MUST HAVE A REDUCED PRESSURE BACKFLOW PREVENTER AND METER

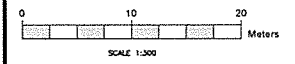
**NOTE:**  
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

### DRAWING LIST

16-009-01	SITE PLAN
16-009-02	SITE SERVING PLAN
16-009-03	PLAN AND PROFILE STREET 'A'
16-009-04	PLAN AND PROFILE STREET 'B' AND STORM OUTLET
16-009-05	GRADING PLAN
16-009-15	LANDSCAPE PLAN
16-009-ECP	EROSION CONTROL PLAN
16-009-HYD	HYDRANT SPACING PLAN
16-009-WAT	WATER DISTRIBUTION PLAN
16-009-SAN	SANITARY DRAINAGE PLAN
16-009-STM	STORM DRAINAGE PLAN
16-009-GEN	GENERAL CONSTRUCTION NOTES

## SUBMISSION DRAWING

**NOT TO BE USED FOR CONSTRUCTION**



Consulting Engineers,  
Architects & Planners

**G. DOUGLAS VALLEE LIMITED**  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
(519) 426-6270

Stamp

Project Title

EDEN HILL  
CONDOMINIUMS

WATERFORD - NORFOLK COUNTY

Drawing Title

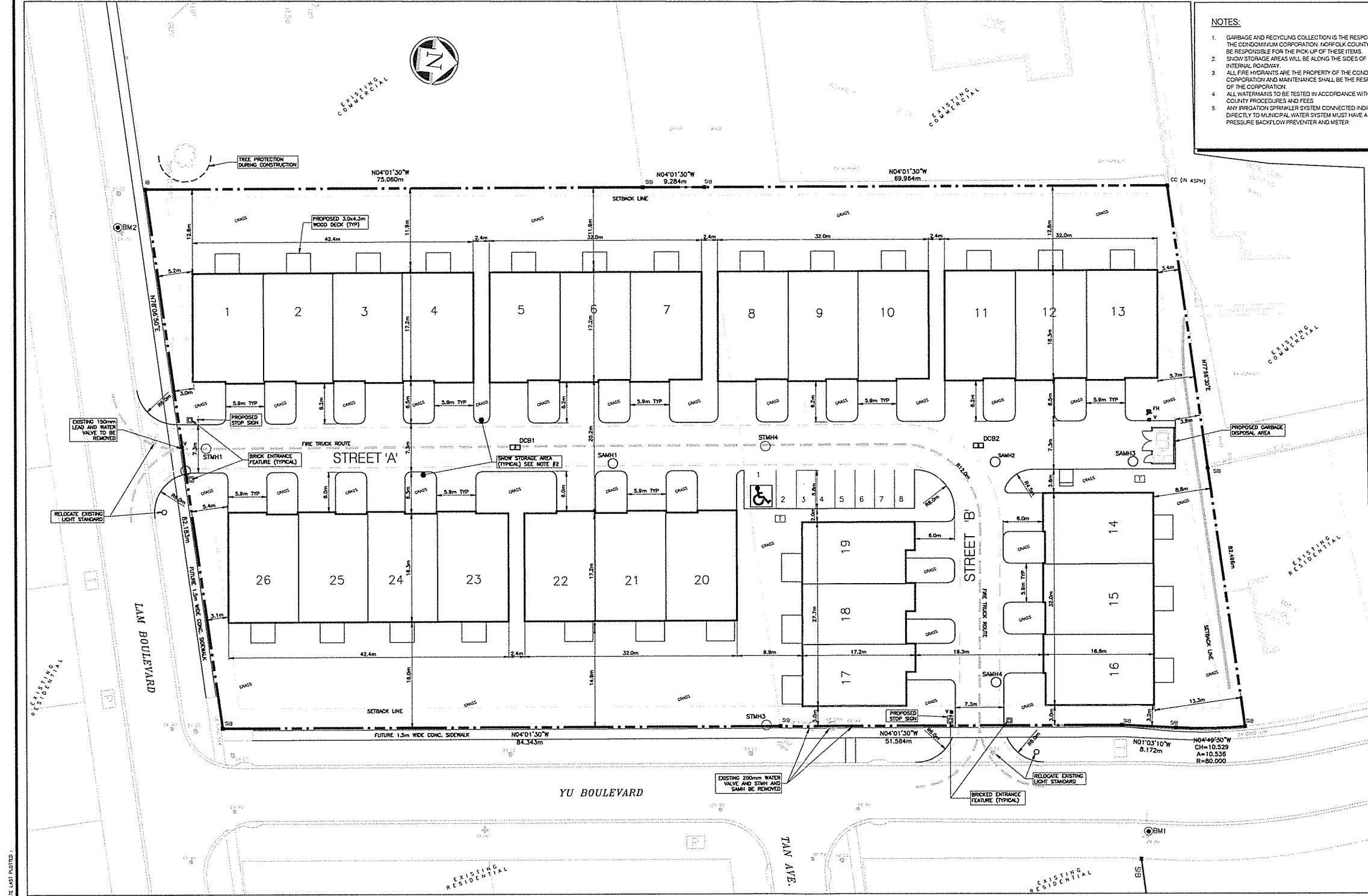
SITE PLAN

Designed by :  DJB	Drawn By :  TJC
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Checked by : TGS	Date Started : FEBRUARY 10, 2018
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Drawing Scale :	Drawing No.
1:300	01

Project No.	16-009
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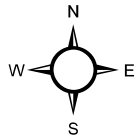


# MAP 1

File Number: ANPL2017024

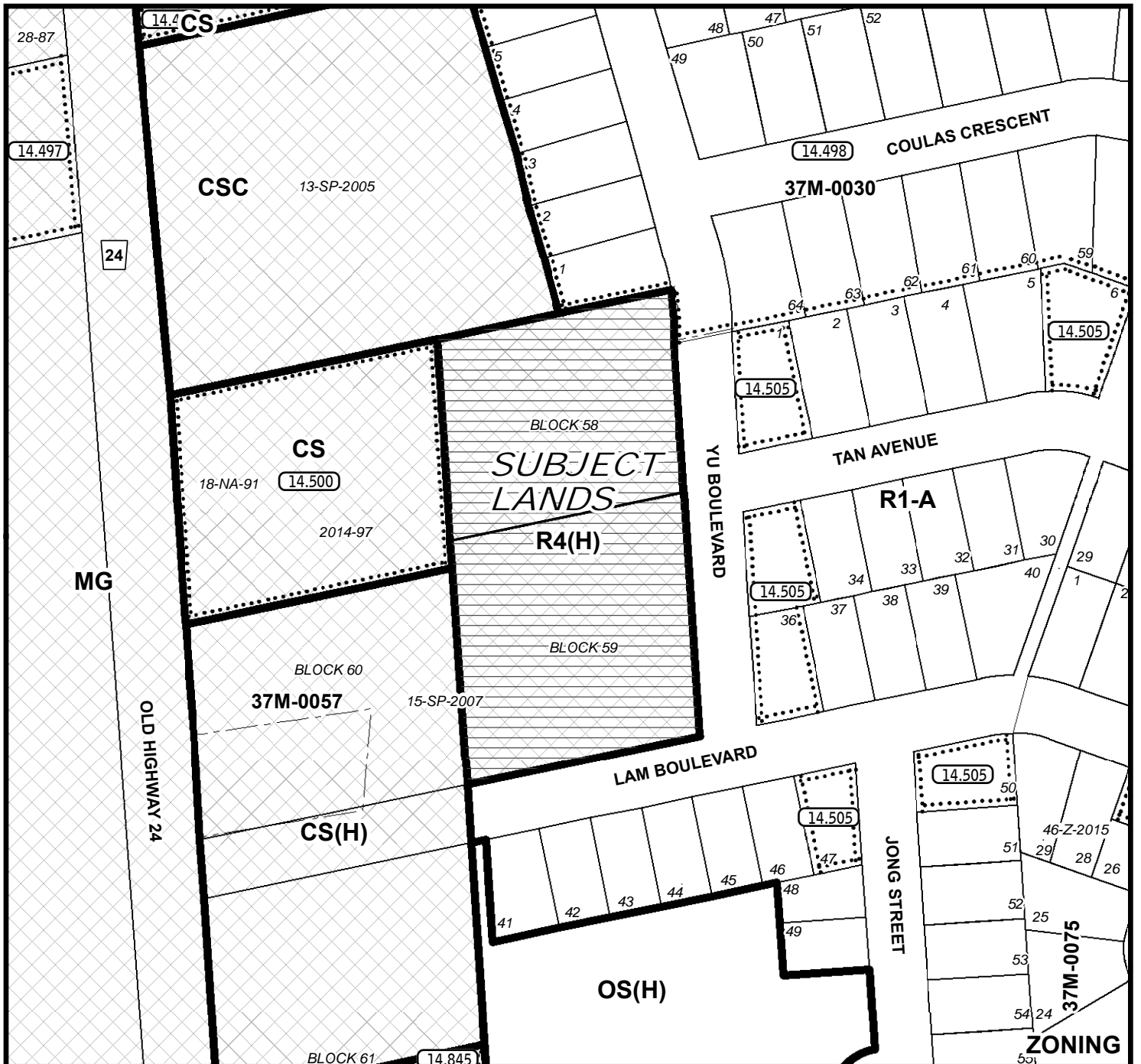
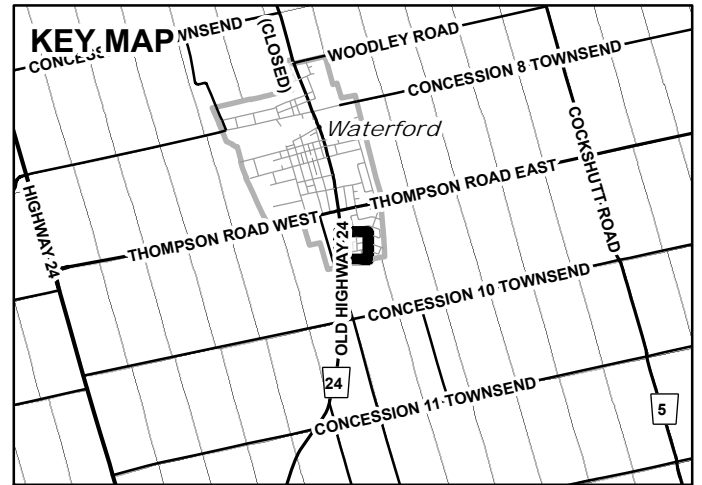
Geographic Township of

## TOWNSEND



1:2,000

20 10 0 20 40 60 80 Meters



ZONING

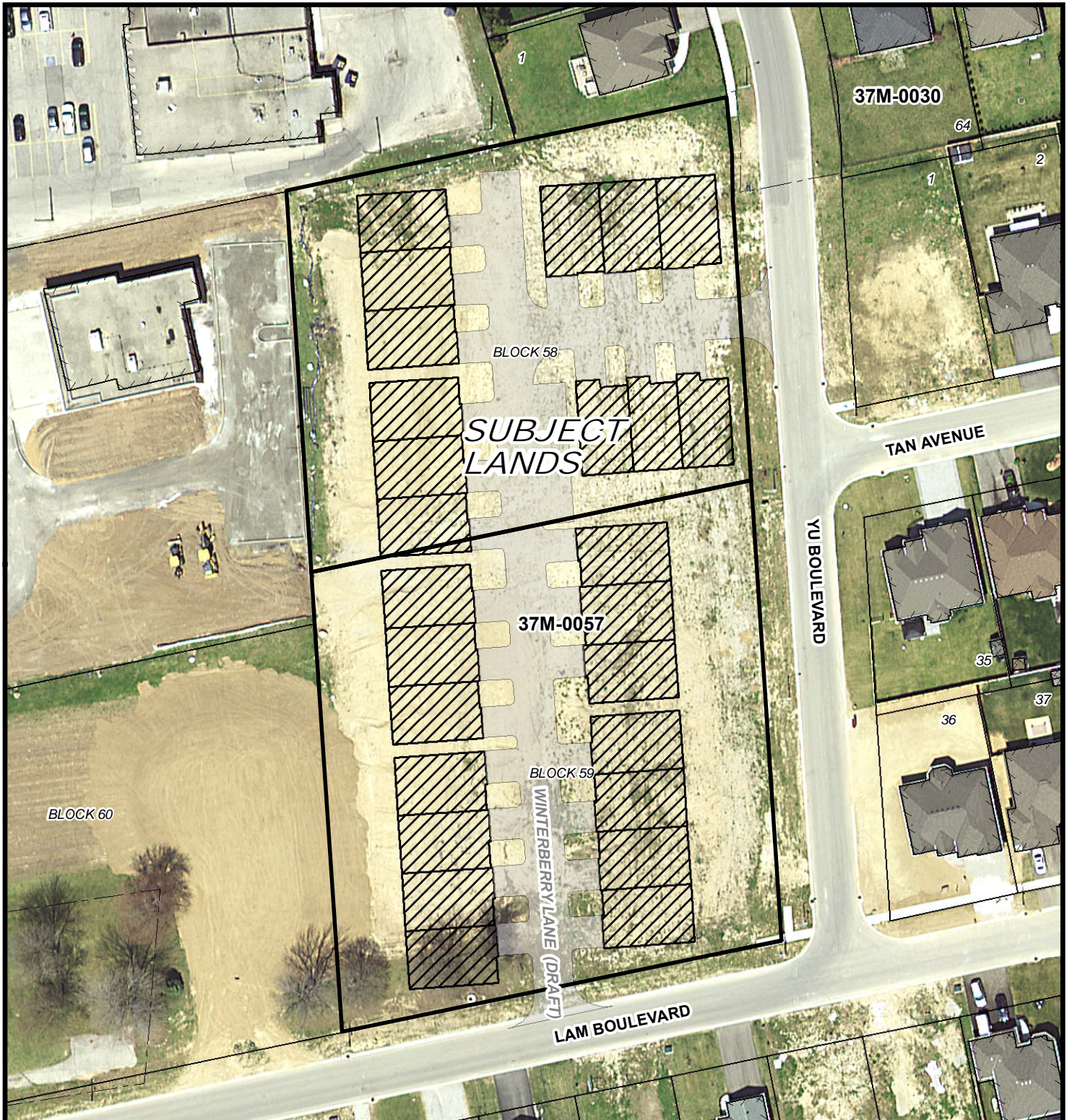
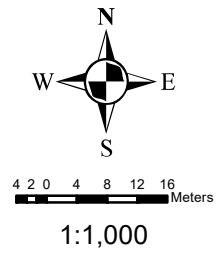
2017-02-07



## MAP 2

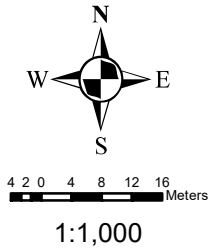
File Number: ANPL2017024

Geographic Township of TOWNSEND





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